

Seashore Properties LLC  
Paia Park LLC  
PO Box 790100  
Paia, HI 96779  
808-870-1800  
baskindesign@gmail.com

**BEFORE THE MAUI PLANNING COMMISSION**

**STATE OF HAWAII**

In the Matter of Appeal for SEASHORE  
PROPERTIES LLC and Paia Park LLC

Appellants.

DOCKET NO.

NOTICE OF APPEAL TO THE MAUI  
PLANNING COMMISSION FROM THE  
LETTERS CLOSING OF SPECIAL  
MANAGEMENT AREA (SMA)  
ASSESSMENT APPLICATIONS  
For: 1) 93 Hana Highway, Paia, Maui,  
Hawaii 96779 - SMX2022-00304; 2) 75  
Hana Highway, Paia, Maui, Hawaii 96779 -  
SMX2022-00305; 3) 69 Hana Highway,  
Paia, Maui, Hawaii 96779 - SMX2022-  
0030; EXHIBITS A1-C3; CERTIFICATE  
OF SERVICE

**NOTICE OF APPEAL TO THE MAUI PLANNING COMMISSION FROM THE  
LETTERS CLOSING OF SPECIAL MANAGEMENT AREA (SMA) ASSESSMENT  
APPLICATIONS**

**I. DECISION APPEALED FROM AND RELIEF REQUESTED**

Comes now Appellants SEASHORE PROPERTIES LLC and PAIA PARK,  
("Appellants") and pursuant to inter alia HRS §§91-9 and the Rules of Practice and Procedure of  
the Maui Planning Commission, the Maui County Code, the Maui Island Plan, the applicable  
ordinances, the Department of Planning's SMA Assessment policy, hereby appeals the closing of  
special management area assessment applications For:

1) 93 Hana Highway, Paia, Maui, Hawaii 96779 - SMX2022-00304;

2) 75 Hana Highway, Paia, Maui, Hawaii 96779 - SMX2022-00305;

3) 69 Hana Highway, Paia, Maui, Hawaii 96779 - SMX2022-0030. See Exhibits A1-A3.

As a preliminary matter, if there is any issue as to deadline for submission of the appeal, good cause exists to extend the deadline while Appellants respectfully points out that 10 days is a very short period of time in which to take action and the Counties are not allowed to make their own micro statutes of limitation. That's unfair and unconstitutional. Appellant requests a hearing on this matter and appointment of the hearing officer, however, is open to the settlement via negotiations or in the alternative a mediated settlement, and reserves all rights to submit evidence, presents witnesses, subpoena documents, and witnesses, including those who work within the County government, and all other rights afforded to a party in a contested case hearing.

Accordingly, Appellants appeal closing of the applications to the Maui Planning Commission for the reason that the Department's determination that it " was unable to process the Appellants Applications because of the moratorium on new transient accommodation while waiting for passing of new law" is clearly erroneous, arbitrary and capricious, and an unwarranted abuse of discretion, amongst other things.

## **II. THE PARTIES**

The Appellants Seashore Properties LLC, and PAIA PARK LLC, Hawaii Limited Liability Companies acting through Michael Baskin, their member, whose address is PO Box 790100, Paia, HI 96779 "Appellants". Kathleen Aoki in her capacity as Director of the Department of Planning for the County of Maui, DEPARTMENT OF PLANNING, and COUNTY OF MAUI are the parties to this appeal, hereafter "Appellees".

### **III. NATURE OF THE APPEAL**

The Appellants' desire to reach an agreement with the Department of Planning ("Planning") and the Maui Planning Commission ("Commission") regarding the closed applications.

REGARDING 93 Hana/SMX2022-00304, on approximately November 3, 2022, Seashore applied for addition of 3 TVR Guestrooms and one Office to be built over existing parking area and courtyard between buildings but adjoined by connecting stairway at top of the buildings.

REGARDING 75 Hana / SMX2022-00305 on approximately November 3, 2022, Seashore applied to build two story mixed use commercial building 11 TVR guestrooms with first floor having two retail units and 4 TVR room with bathrooms and second floor to have 7 TRV rooms with bathrooms and one laundry room.

REGARDING 69 Hana / SMX2022-00306 on approximately November 3, 2022, Paia Park II applied to remodel for 8 TRV rooms on 1st floor & new 2nd floor over parking.

By letters, dated February 24, 2023, the Department of Planning ("Department") informed Appellants that it was unable to process the applications due to the moratorium Ordinance No. 5316 and placed the applications in abeyance until new legislation was passed. The Appellants appeal because the closing happened without any meaningful process adopted by the Department in processing the applications but rather it was based on or determined by individual preference or convenience rather than by necessity or the intrinsic nature and unique character of the properties at issue. The Appellants' properties are unique and subject to the Settlement Agreement between the County and the Appellants. The properties at issue can hardly be seen as new transient accommodation. The use existed for years. Aside from the existing permitting of 93 Hana, 75 Hana and 69 Hana, the unique character of the properties and the ordinances in place clearly allow for uses similar in character to permitted and special uses and consistent with the unique character, identity, and needs of the country town which is consistent with the Maui Island Plan on which the



Appellants relied at the time of the purchase. Moreover, Seashore is in possession of a CUP permit already and refusing to process the application because of the moratorium and putting application in abeyance and unilaterally declaring that it did not fit the exceptions was clearly erroneous, arbitrary and capricious, and an unwarranted abuse of discretion. The Department's apparent practice of needing to wait until new law was passed before being able to process the applications. The Department's closing of the Applications was clearly erroneous, arbitrary and capricious, and an unwarranted abuse of discretion.

#### **IV. THE ERRORS**

Administrative agencies, such as the Planning Department, are given a reasonable range of latitude in making decisions that fall within their sphere of expertise. However, an administrative agency's discretion is not unlimited. *See Colony Surf, Ltd. v. Dir. of Dept. of Planning & Permitting*, 116 Hawai'i 510, 514, 174 P.3d 349, 353 (2007) (quoting *City & County of Honolulu v. Hsiung*, 109 Hawai'i 159, 172, 124 P.3d 434, 447 (2005)). The discretion is abused whenever the agency exceeds the bounds of reason or disregards rules or principles of law or practice to the substantial detriment of a party. *See S. Foods Grp., L.P. v. State, Dep't of Educ.*, 89 Hawai'i 443, 452, 974 P.2d 1033, 1042 (1999) (quoting *Craft v. Peebles*, 78 Hawai'i 287, 301, 893 P.2d 138, 152 (1995)).

The determination made in closing the Appellants Applications was:

- a. based on an erroneous finding of material fact and/or involves an erroneous application of the law;
- b. was arbitrary and capricious in its application;
- c. was clearly an unwarranted abuse of discretion.

Therefore, the substantial rights of Appellants have been prejudiced.



**V. PROPERTY INFORMATION**

Please see the County of Maui Real Property Tax Record for the property identified as TMK (2) 2-6-002: 027, 2-6-002:006, 2-6-002:005 attached hereto as Exhibits B1-B3 and location map identifying the properties on the maps attached hereto as Exhibits C1-C3.

**VI. RESERVATION OF APPEAL RIGHTS**

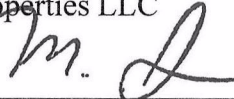
This Notice of Appeal is intended to identify the nature of the appeal and is not intended to be an exhaustive list of points on appeal, nor establish a record for the appeal moving forward. Appellants reserve the right to raise additional points of appeal at the hearing.

**VII. CONCLUSION**

Appellant requests that the Commission directs the Department to process the applications and issue the permits.

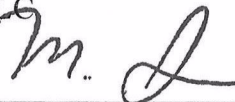
DATED: Maui, Hawaii, March 24, 2023

Seashore Properties LLC



By: Michael Baskin, it member

Paia Park LLC



By: Michael Baskin, it member

**CERTIFICATE OF SERVICE**

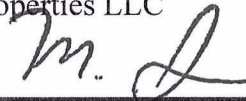
The undersigned hereby certifies that a copy of the preceding document was submitted to the Department of Planning, and was served on the date indicated below upon the following Departments by hand-delivery:

Planning Department  
2200 Main Street, Ste 315  
Wailuku, Hawaii 96793

Department of Corporation Counsel  
County of Maui  
200 South High Street  
Wailuku, Hawaii 96793

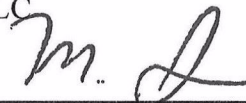
DATED: Maui, Hawaii, March 24, 2023

Seashore Properties LLC



By: Michael Baskin, it member

Paia Park LLC

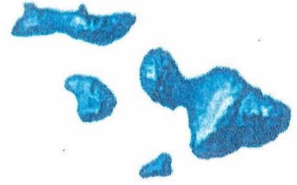


By: Michael Baskin, it member

RICHARD T. BISSEN JR.  
Mayor

KATHLEEN ROSS AOKI  
Acting Planning Director

GARRETT E. SMITH  
Deputy Director



DEPARTMENT OF PLANNING  
COUNTY OF MAUI  
ONE MAIN PLAZA  
2200 MAIN STREET, SUITE 315  
WAILUKU, MAUI, HAWAII 96793

February 24, 2023

CERTIFIED MAIL: #7021 2720 0003 3605 8143

Ms. Shirley Christiansen  
P.O. Box 880962  
Pukalani, Hawaii 96788-0962

Dear Ms. Christiansen:

**SUBJECT: CLOSURE OF SPECIAL MANAGEMENT AREA (SMA)  
ASSESSMENT APPLICATION**

**Project:** Scashore Properties Paia Inn Addition  
**Address:** 93 Hana Highway, Paia, Maui, Hawaii 96779  
**Description:** Addition at the Paia Inn of three new transient vacation rental [TVR] rooms and one office to be built over the existing parking area with a walkway between existing buildings.  
**TMK:** (2) 2-6-002:027  
**Permit No:** SMX2022-00304

The Planning Department (Department) received your SMA Assessment application on November 3, 2022, and was not able to process your application due to the established moratorium on new transient accommodations on Maui (Ordinance No. 5316 attached). Your application which in part was for new TVR units was held in abeyance until new legislation regarding transient accommodations was passed by the Maui County Council.

The new ordinance (Ordinance No. 5473 attached), "A Bill for an Ordinance Amending the Comprehensive Zoning Ordinance Relating to Transient Accommodation Caps" took effect on December 4, 2022, and established a cap on new and existing transient vacation rentals. Per Section 20 of Ordinance No. 5473, "*Applications for transient accommodations submitted prior to the effective date of this ordinance may be processed in accordance with the provisions in effect at the time of application*".

Because your application for the proposed construction to create an additional three TVR rooms at the Paia Inn was received while the moratorium on new transient accommodations (Ordinance No. 5316) was in place, your application is subject to the moratorium. Your application does not fit within any of the exceptions listed in Section 19.98.040 (Ordinance No. 5316) and therefore is not allowed.



Ms. Shirley Christiansen  
February 24, 2023  
Page 2

The Department has found that the proposed project conflicts with the County Ordinance in effect at the time of submittal. The Department hereby closes the subject Application and returns your application fee.

Thank you for your cooperation. If additional clarification is required, please contact Staff Planner Kurt Wollenhaupt at [kurt.wollenhaupt@co.maui.hi.us](mailto:kurt.wollenhaupt@co.maui.hi.us) or at (808) 270-1789.

Sincerely,



KATHLEEN ROSS AOKI  
Acting Planning Director

Attachments: Ordinance 5316  
Ordinance 5473

Copy to: Ann Cua, Planning Program Administrator (PDF)  
Jordan E. Hart, Zoning Administration and Enforcement Division Planning Program Administrator (PDF)  
Kurt Wollenhaupt, Staff Planner (PDF)  
Shirley Christiansen, Applicant (PDF)  
Michael Baskin, Owner (PDF)

KRA:KFW:lp

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RICHARD T. BISSEN JR.  
Mayor

KATHLEEN ROSS AOKI  
Acting Planning Director

CARRETT E. SMITH  
Deputy Director



DEPARTMENT OF PLANNING  
COUNTY OF MAUI  
ONE MAIN PLAZA  
2200 MAIN STREET, SUITE 315  
WAILUKU, MAUI, HAWAII 96793

February 24, 2023

CERTIFIED MAIL: #7021 2720 0003 3605 8150

Ms. Shirley Christiansen  
P.O. Box 880962  
Pukalani, Hawaii 96788-0962

Dear Ms. Christiansen:

**SUBJECT: CLOSURE OF SPECIAL MANAGEMENT AREA (SMA)  
ASSESSMENT APPLICATION**

**Project:** Sea Shore Suites  
**Address:** 75 Hana Highway, Paia, Maui, Hawaii 96779  
**Description:** Construction of new two-story commercial building with a total of 11 TVR [transient vacation rental] rooms. 1<sup>st</sup> floor to have two retail spaces and four TVR rooms and four bathrooms. 2<sup>nd</sup> floor to have seven TVR rooms with bathrooms and one laundry room. The building has a proposed total of 4,500 square feet.  
**TMK:** (2) 2-6-002:005  
**Permit No:** SMX2022-00305

The Planning Department (Department) received your SMA Assessment application on November 3, 2022, and was not able to process your application due to the established moratorium on new transient accommodations on Maui (Ordinance No. 5316 attached). Your application which in part was for new TVR units was held in abeyance until new legislation regarding transient accommodations was passed by the Maui County Council.

The new ordinance (Ordinance No. 5473 attached), "A Bill for an Ordinance Amending the Comprehensive Zoning Ordinance Relating to Transient Accommodation Caps" took effect on December 4, 2022, and established a cap on new and existing transient vacation rentals. Per Section 20 of Ordinance No. 5473, "*Applications for transient accommodations submitted prior to the effective date of this ordinance may be processed in accordance with the provisions in effect at the time of application*".

Because your application for the proposed construction to create a total of 11 TVR rooms was received while the moratorium on new transient accommodations (Ordinance No. 5316) was in place, your application is subject to the moratorium. Your application does not fit within any of the exceptions listed in Section 19.98.040 (Ordinance No. 5316) and therefore is not allowed.

Ms. Shirley Christiansen  
February 24, 2023  
Page 2

The Department has found that the proposed project conflicts with the County Ordinance in effect at the time of submittal. The Department hereby closes the subject Application and returns your application fee.

Thank you for your cooperation. If additional clarification is required, please contact Staff Planner Kurt Wollenhaupt at [kurt.wollenhaupt@co.maui.hi.us](mailto:kurt.wollenhaupt@co.maui.hi.us) or at (808) 270-1789.

Sincerely,

*Kathleen Ross Aoki*

KATHLEEN ROSS AOKI  
Acting Planning Director

Attachments: Ordinance 5316  
Ordinance 5473

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Jordan E. Hart, Zoning Administration and Enforcement Division Planning Program Administrator (PDF)  
Kurt Wollenhaupt, Staff Planner (PDF)  
Shirley Christiansen, Applicant (PDF)  
Michael Baskin, Owner (PDF)

KRA:KFW:lp

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RICHARD T. BISSEN JR.  
Mayor

KATHLEEN ROSS AOKI  
Acting Planning Director

GARRETT E. SMITH  
Deputy Director



**DEPARTMENT OF PLANNING**  
COUNTY OF MAUI  
ONE MAIN PLAZA  
2200 MAIN STREET, SUITE 315  
WAILUKU, MAUI, HAWAII 96793

February 24, 2023

CERTIFIED MAIL: #7021 2720 0003 3605 8167

Ms. Shirley Christiansen  
P.O. Box 880962  
Pukalani, Hawaii 96788-0962

Dear Ms. Christiansen:

**SUBJECT: CLOSURE OF SPECIAL MANAGEMENT AREA (SMA)  
ASSESSMENT APPLICATION**

Project: Paia Park II  
Address: 69 Hana Highway, Paia, Maui, Hawaii 96779  
Description: 1<sup>st</sup> floor remodel of existing building of approximately 500 square feet of commercial space and an addition of four TVR [transient vacation rental] rooms with bathrooms and parking of about 1,609 square feet. New 2<sup>nd</sup> floor to be approximately 1,109 square feet with four TVR rooms with bathrooms and exterior lanai of 419 square feet. New 3<sup>rd</sup> floor to be approximately 1,319 square feet with lanai area of 599 square feet.  
TMK: (2) 2-6-002:006  
Permit No: SMX2022-00306

The Planning Department (Department) received your SMA Assessment application on November 3, 2022, and was not able to process your application due to the established moratorium on new transient accommodations on Maui (Ordinance No. 5316 attached). Your application which in part was for new TVR units was held in abeyance until new legislation regarding transient accommodations was passed by the Maui County Council.

The new ordinance (Ordinance No. 5473 attached), "A Bill for an Ordinance Amending the Comprehensive Zoning Ordinance Relating to Transient Accommodation Caps" took effect on December 4, 2022, and established a cap on new and existing transient vacation rentals. Per Section 20 of Ordinance No. 5473, "*Applications for transient accommodations submitted prior to the effective date of this ordinance may be processed in accordance with the provisions in effect at the time of application*".

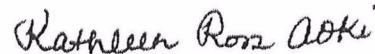
Because your application for the proposed construction and renovation to create a total of eight TVR rooms was received while the moratorium on new transient accommodations (Ordinance No. 5316) was in place, your application is subject to the moratorium. Your application does not fit within any of the exceptions listed in Section 19.98.040 (Ordinance No. 5316) and therefore is not allowed.

Ms. Shirley Christiansen  
February 24, 2023  
Page 2

The Department has found that the proposed project conflicts with the County Ordinance in effect at the time of submittal. The Department hereby closes the subject Application and returns your application fee.

Thank you for your cooperation. If additional clarification is required, please contact Staff Planner Kurt Wollenhaupt at [kurt.wollenhaupt@co.maui.hi.us](mailto:kurt.wollenhaupt@co.maui.hi.us) or at (808) 270-1789.

Sincerely,



KATHLEEN ROSS AOKI  
Acting Planning Director

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Shirley Christiansen, Applicant (PDF)  
Michael Baskin, Owner (PDF)

KRA:KFW:lp

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## Parcel Information

Parcel Number: 260020270000  
 Location Address: 93 HANA HWY  
 PAIA HI 96779  
 Neighborhood Code: 2661-3  
 Legal Information: POR RP 2349 LC AW 8468:3 5,633 SF DES SUBJ/ES  
 Land Area: 5633 Square Feet  
 Parcel Note:

[View Map](#)

## Owner Information

Owner Names:  
 SEASHORE PROPERTIES, LLC Fee Owner

Mailing Address  
[SEASHORE PROPERTIES, LLC](#)  
 PO BOX 790100  
 PAIA HI 96779

## Assessment Information

[Show Historical Assessments](#)

Year	Tax Class	Market Land Value	Agricultural Land Value	Assessed Land Value	Building Value	Total Assessed Value	Total Exemption Value	Total Net Taxable Value
2022	SHORT TERM RENTAL	\$1,681,000	\$0	\$1,681,000	\$664,000	\$2,345,000	\$0	\$2,345,000

[How to calculate real property taxes](#)

## Current Tax Bill Information

Tax Period	Description	Original Due Date	Taxes Assessment	Tax Credits	Net Tax	Penalty	Interest	Other	Amount Due
2022-2	Real Property Tax	02/21/2023	\$13,894.12	\$0.00	\$13,894.12	\$0.00	\$0.00	\$0.00	\$13,894.12
	Tax Bill with Interest computed through 09/30/2022		\$13,894.12	\$0.00	\$13,894.12	\$0.00	\$0.00	\$0.00	\$13,894.12

## Historical Tax Information

Year	Tax	Payments and Credits	Penalty	Interest	Other	Amount Due
2022	\$27,788.25	(\$13,894.13)	\$0.00	\$0.00	\$0.00	\$13,894.12
2021	\$24,841.00	(\$24,841.00)	\$0.00	\$0.00	\$0.00	\$0.00
2020	\$29,757.56	(\$29,757.56)	\$0.00	(\$743.94)	\$0.00	\$0.00
2019	\$27,831.75	(\$27,831.75)	\$0.00	\$0.00	\$0.00	\$0.00
2018	\$26,438.72	(\$26,438.72)	\$0.00	\$0.00	\$0.00	\$0.00
2017	\$27,576.85	(\$27,576.85)	\$0.00	\$0.00	\$0.00	\$0.00
2016	\$25,086.55	(\$25,086.55)	\$0.00	\$0.00	\$0.00	\$0.00

[Click a year to see tax payment information for the year](#)

## Appeal Information

Year	Appeal Type Value	Scheduled Hearing Date subject to change	Status	Tax Payer Opinion of Value	Tax Payer Opinion of Exemptions	Tax Payer Opinion of Property Class	Date Settled	Final Value
2019	BOARD OF REVIEW (RA)	10/2/2019	Withdrawn	\$1,192,340	\$0		9/27/2019	\$2,589,000

## Commercial Improvement Information

Building Number	1	% Complete	100%					
Building Type	PAIA INN	Building Square Footage	4,856					
Year Built	1927	Value	\$747,900					
Eff Year Built	1980							
Section	Floor #	Area	Perimeter	Occupancy	Wall Height	Exterior Wall	Rank	Building Class
1	01	2252	192	Retail Store	12		1.5	Wood/Steel Framing s1 p8
2	02	1496	164	Hotel, Full Service	12		1.5	Wood/Steel Framing s1 p8
3	02	1108	94	Office Building	9		1.5	Wood/Steel Framing s1 p8

## Other Features

Section	Structure	Measure 1	Measure 2	Stops
1	Canopy	252	1	0





## Parcel Information

Parcel Number 260020050000  
 Location Address 75 HANA HWY  
 PAIA HI 96779  
 Neighborhood Code 2661-3  
 Legal Information LOT 12 KEKAHUNA SUBD POR LOT 1 SEC 2 OF 2ND PARTITION OF  
 Land Area 3220 Square Feet  
 Parcel Note

[View Map](#)

## Owner Information

Owner Name  
 SEASHORE PROPERTIES LLC Fee Owner

Mailing Address  
[SEASHORE PROPERTIES LLC](#)  
 PO BOX 790100  
 PAIA HI 96779

## Assessment Information

[Show Historical Assessments](#)

Year	Tax Class	Market Land Value	Agricultural Land Value	Assessed Land Value	Building Value	Total Assessed Value	Total Exemption Value	Total Net Taxable Value
2022	COMMERCIAL	\$1,158,600	\$0	\$1,158,600	\$0	\$1,158,600	\$0	\$1,158,600

[How to calculate real property taxes](#)

## Current Tax Bill Information

Tax Period	Description	Original Due Date	Taxes Assessment	Tax Credits	Net Tax	Penalty	Interest	Other	Amount Due
2022-2	Real Property Tax	02/21/2023	\$3,504.76	\$0.00	\$3,504.76	\$0.00	\$0.00	\$0.00	\$3,504.76
	Tax Bill with Interest computed through 11/30/2022		\$3,504.76	\$0.00	\$3,504.76	\$0.00	\$0.00	\$0.00	\$3,504.76

## Historical Tax Information

Year	Tax	Payments and Credits	Penalty	Interest	Other	Amount Due
<a href="#">2022</a>	\$7,009.53	(\$3,504.77)	\$0.00	\$0.00	\$0.00	\$3,504.76
<a href="#">2021</a>	\$6,801.38	(\$6,801.38)	\$0.00	\$0.00	\$0.00	\$0.00
<a href="#">2020</a>	\$8,744.99	(\$8,744.99)	\$0.00	(\$218.63)	\$0.00	\$0.00
<a href="#">2019</a>	\$9,989.06	(\$9,989.06)	\$0.00	\$0.00	\$0.00	\$0.00
<a href="#">2018</a>	\$9,043.65	(\$9,043.65)	\$0.00	\$0.00	\$0.00	\$0.00
<a href="#">2017</a>	\$9,817.81	(\$9,817.81)	\$0.00	\$0.00	\$0.00	\$0.00
<a href="#">2016</a>	\$7,976.10	(\$7,976.10)	\$0.00	\$0.00	\$0.00	\$0.00

[Click a year to see tax payment information for the year](#)

## Sales Information

Sale Date	Price	Instrument Number	Instrument Type	Valid Sale or Other Reason	Document Type	Record Date	Land Court #	Land Court Cert
12/18/2012	\$1,000,000	A47570248	Fee conveyance	Valid Sale	Warranty deed	1/9/2013		
11/9/2012	\$0	A47130353	Fee conveyance		Quitclaim deed	11/26/2012		
6/4/2004	\$0	04-132036	Fee conveyance		Quitclaim deed	6/29/2004		
12/31/2003	\$0		Route slip		Death	12/31/2003		
9/16/2003	\$0	03-263545	Fee conveyance		Trustee's quitclaim deed	12/1/2003		
10/15/2002	\$0	02-204738	Fee conveyance		Quitclaim deed	11/18/2002		
10/3/2002	\$0	02-182441	Fee conveyance		Quitclaim deed	10/14/2002		
9/23/2002	\$0	02-172728	Fee conveyance		Quitclaim deed	9/30/2002		

## Maui's Automated Planning &amp; Permitting System

[Click Here to View All Planning and Permitting Info Regarding This TMK](#)

## Permit Information

[Maui's Automated Planning & Permitting System link](#)

Date	Permit Number	Reason	Permit Amount
2/22/2007	B20070357	Improvement Demolished	\$5,000
2/22/2007	B20070356	Improvement Demolished	\$5,000



## Parcel Information

Parcel Number 260020060000  
 Location Address 69 HANA HWY  
 PAIA HI 96779  
 Neighborhood Code 2661-3  
 Legal Information LOT 13 KEKAHUNA SUBD POR LOT 1, SECTION 2 OF SECOND  
 Land Area 2942 Square Feet  
 Parcel Note

[View Map](#)

## Owner Information

Owner Names  
 PAIA PARK LLC Fee Owner

Mailing Address  
 PAIA PARK LLC  
 PO BOX 790100  
 PAIA HI 96779

## Assessment Information

[Show Historical Assessments](#)

Year	Tax Class	Market Land Value	Agricultural Land Value	Assessed Land	Building Value	Total Assessed Value	Total Exemption Value	Total Net Taxable Value
2022	COMMERCIAL	\$1,117,300	\$0	\$1,117,300	\$123,500	\$1,240,800	\$0	\$1,240,800

[How to calculate real property taxes](#)

## Current Tax Bill Information

Tax Period	Description	Original Due Date	Taxes Assessment	Tax Credits	Net Tax	Penalty	Interest	Other	Amount Due
2022-2	Real Property Tax	02/21/2023	\$3,753.42	\$0.00	\$3,753.42	\$0.00	\$0.00	\$0.00	\$3,753.42
	Tax Bill with Interest computed through 11/30/2022		\$3,753.42	\$0.00	\$3,753.42	\$0.00	\$0.00	\$0.00	\$3,753.42

## Historical Tax Information

Year	Tax	Payments and Credits	Penalty	Interest	Other	Amount Due
2022	\$7,506.84	(\$3,753.42)	\$0.00	\$0.00	\$0.00	\$3,753.42
2021	\$7,332.88	(\$7,332.88)	\$0.00	\$0.00	\$0.00	\$0.00
2020	\$9,218.62	(\$9,218.62)	\$0.00	(\$230.47)	\$0.00	\$0.00
2019	\$10,490.11	(\$10,490.11)	\$0.00	\$0.00	\$0.00	\$0.00
2018	\$10,484.96	(\$10,484.96)	\$0.00	\$0.00	\$0.00	\$0.00
2017	\$11,135.49	(\$11,135.49)	\$0.00	\$0.00	\$0.00	\$0.00
2016	\$10,146.84	(\$10,146.84)	\$0.00	\$0.00	\$0.00	\$0.00

[Click a year to see tax payment information for the year](#)

## Commercial Improvement Information

Building Number	1					% Complete	100%		
Building Type	QUINSAAT BLDG					Building Square Footage	1,041		
Year Built	1931					Value	\$137,200		
Eff Year Built	1990								
Section	Floor #	Area	Perimeter	Occupancy	Wall Height	Exterior Wall	Rank	Building Class	
1	01	1041	134	Retail Store	10		1.7	Wood/Steel Framing s1 p8	
Other Features									
Section	Structure			Measure 1		Measure 2		Stops	
1	Canopy			110		1		0	

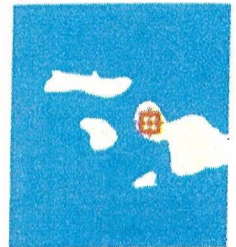
## Accessory Information

Building Number	Description	Dimensions/Units	Year Built	Percent Complete	Value
1	GARAGE WOOD/GRAVEL FLOOR	0x0 160 / 1	1931	100%	\$1,377
1	DOUBLE GARAGE DOOR W MOTOR	0x0 1 / 1	1990	100%	\$768





Overview



Legend

□ Parcels

Parcel ID	260020270000	Situs/Physical Address	93 HANA HWY	Assd Land Value	\$1,681,000	Last 2 Sales			
Acreage	0.1293	Mailing Address	SEASHORE PROPERTIES, LLC	Assd Building Value	\$664,000	Date	9/29/2003	Price	\$700,000
Class	SHORT TERM RENTAL		PO BOX 790100 PAIA HI 96779	Total Assd Value	\$2,345,000	n/a	0	Reason	Valid Sale
				Exempt Value	\$0			Qual	Q
				Taxable Value	\$2,345,000				n/a

Brief Tax Description: POR RP 2349 LC AW 8468:3 5,633 SF DES SUBJ/ES F/D: AREA REVISED, OWNER

(Note: Not to be used on legal documents)

Date created: 11/3/2022

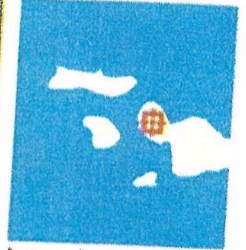
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Overview



Legend

- Parcels
- Roads

Parcel ID	260020050000	Situs/Physical Address	75 HANA HWY	Assd Land Value	\$1,158,600	Last 2 Sales			
Acreage	0.0739	Mailing Address	SEASHORE PROPERTIES LLC	Assd Building Value	\$0	Date	Price	Reason	Qual
Class	COMMERCIAL		PO BOX 790100	Total Assd Value	\$1,158,600	12/18/2012	\$1000000	Valid Sale	Q
			PAIA HI 96779	Exempt Value	\$0	11/9/2012	0	n/a	U
				Taxable Value	\$1,158,600				
Brief Tax Description	LOT 12 KEKAHUNA SUBD POR LOT 1 SEC 2 OF 2ND PARTITION OF HAMAKUAPOKO HUI 3,220 SF DES								
	(Note: Not to be used on legal documents)								

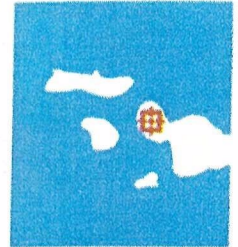
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Overview



Legend

- Parcels
- Roads

Parcel ID	260020060000	Situs/Physical Address	69 HANA HWY	Assd Land Value	\$1,117,300	Last 2 Sales			
Acreage	0.0675	Mailing Address	PAIA PARK LLC	Assd Building Value	\$123,500	Date	Price	Reason	Qual
Class	COMMERCIAL		PO BOX 790100	Total Assd Value	\$1,240,800	4/19/2013	\$1250000	Valid	Q
			PAIA HI 96779	Exempt Value	\$0			Sale	
				Taxable Value	\$1,240,800	2/15/2013	0	n/a	U
Brief	LOT 13 KEKAHUNA SUBD POR LOT 1, SECTION 2 OF SECOND PARTITION OF								
Tax Description	HAMAKUAPOKO HUI 2,942 SF								
	(Note: Not to be used on legal documents)								

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